

# Staff Summary Report



To: Mayor and City Council  
Through: City Manager

Agenda Item Number 72  
Meeting Date: 07/19/01

**SUBJECT:** SCHLOTZSKY'S DELI #SGF-2001.08

**PREPARED BY:** DeeDee (D<sup>2</sup>) Kimbrell, Planner II (480-350-8331)

**REVIEWED BY:** Dave Fackler, Development Services Manager (480-350-8333)

q-j

**BRIEF:** This is the second public hearing for Schlotzsky's Deli for a 6<sup>th</sup> Amended General and Final Plan of Development with a use permit and variances for Tempe Village Square at 1401 West Southern Avenue.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **SCHLOTZSKY'S DELI** (Arizona Partners Retail Investment Group, property owner) for a new free standing restaurant located at 1401 West Southern Avenue. The following approval is requested from the city of Tempe:

**#SGF-2001.08** A 6th Amended General and Final Plan of Development for the Tempe Village Square commercial center for a new free standing 3,400 s.f. restaurant and 1,000 s.f. outdoor sitting area (PAD A). The total center includes 94,718 s.f. of building area on 8.55 net acres in the PCC-1 Zoning District, located at 1401 West Southern Avenue, including the following:

Use Permit:

- a. Allow a 1000 s.f. patio area for outdoor dining in the PCC-1 Zoning District.
- b. Allow parking to be provided based on demand (shared parking).

Variances:

1. Reduce the minimum required street side yard building setback from 50' to 40' along Priest Drive.
2. Waive the requirement of Parking by Demand for sites of at least 100,000 s.f. of gross floor area.

Document Name: 20010719devsrh15

Supporting Documents: Yes

**SUMMARY:** The applicant is requesting an Amended General and Final Plan of Development for Tempe Village Square. The applicant wishes to develop a free standing 3,400 s.f. restaurant with a use permit to allow 1,000 s.f. of outdoor dining area (Pad A) located at 1401 West Southern Avenue on the southwest corner of Southern Avenue and Priest Drive. Also requested are a use permit to park on demand. And two variances, one to reduce the required street side yard building setback from 50' to 40' along Priest Drive and the second to waive the requirement of Parking by Demand for sites of at least 100,000 s.f. of gross floor area. Staff recommends approval subject to conditions. Planning Commission approved this request at their meeting on May 22, 2001 by a 5-2 vote. **Note: The first public hearing for this request was held on June 7, 2001.**

**RECOMMENDATION:** Staff – Approval  
Public – None to date

- ATTACHMENTS:**
1. List of Attachments
  2. History & Facts / Description
  3. Comments
  - 4-5. Reasons for Approval / Conditions of Approval
- 
- A. Location Map
  - B. Plan of Development/Site Plan
  - C. Floor Plan
  - D. Elevations
  - E. Conceptual Landscape Plan
  - F. Letter of Explanation/Intent
  - G. Previously Approved Plan
  - H. Parking Study – 4/24/01
  - I. Commission Minutes – 5/22/01

## **HISTORY & FACTS:**

<u>July 27, 1972.</u>	City Council approved a rezoning from R1-6 to PCC-1.
<u>March 30, 1978.</u>	City Council approved an Amended General and Final Plan of Development for Kino Plaza.
<u>April 10, 1980.</u>	City Council approved an Amended General and Final Plan of Development for a C-2 use / use permit / bar for Kino Plaza.
<u>March 23, 1982.</u>	City Council approved an Amended General and Final Plan of Development for Kino Plaza to allow a Health Spa.
<u>May 15, 1986.</u>	City Council approved an Amended General and Final Plan of Development for Tempe Village Square (formerly Kino Plaza).
<u>February 19, 1987.</u>	City Council approved an Amended General and Final Plan of Development for Tempe Village Square (formerly Kino Plaza).
<u>May 22, 2001.</u>	Planning Commission approved this proposal by a 5-2 vote for an 6 <sup>th</sup> Amended General and Final Plan of Development for the Tempe Village Square.
<u>June 7, 2001.</u>	City Council held their first public hearing for this request.

## **DESCRIPTION:**

Owner – Arizona Partners Retail Investment Group  
Applicant – Architects Design Studio, Mark Irby  
Architect – Architects Design Studio, Mark Irby  
Parking consultant – Lee Engineering  
Existing zoning – PCC-1  
Total site area – 8.55 acres  
Total bldg. area – 94,718 s.f.  
Schlotzsky's Deli – 3,400 s.f.  
Schlotzsky's outdoor dining area – 1,000 s.f.  
Parking required by shared parking model – 468 spaces  
Total parking provided – 352 spaces  
Bicycle parking required for center – 36 spaces  
Bicycle parking provided for center – 10 spaces

### Use Permits:

1. Allow a 1,000 s.f. patio area for outdoor dining in the PCC-1 Zoning District.
2. Allow parking to be provided based on demand (shared parking).

### Variances:

1. Reduce the minimum required street side yard building setback from 50' to 40' along Priest Drive.
2. Waive the requirement of Parking by Demand for sites of at least 1000,000 s.f. of gross floor area.

**COMMENTS:** The applicant is requesting an Amended General and Final Plan of Development for Tempe Village Square. The applicant wishes to develop a free standing 3,400 s.f. restaurant (Schlotzsky's Deli) with a use permit to allow 1,000 s.f. of outdoor dining area (Pad A) located at 1401 West Southern Avenue on the southwest corner of Southern Avenue and Priest Drive. Also requested are two variances, one is to reduce the required street side yard building setback from 50' to 40' along Priest Drive and the second, to waive the requirement of Parking by Demand for sites of at least 100,000 s.f. of gross floor area.

Schlotzsky's Deli is currently located as a tenant in the same shopping center on the southeast portion of the site. The current leased space for Schlotzsky's is 2,000 s.f. Schlotzsky's proposes to relocate to an empty pad on the northeast corner of the shopping center. The new location will consist of a 3,400 s.f. building, with and additional 1,000 s.f. outdoor dining area.

Current tenants of Tempe Village Square represent a mix of uses. The shopping center consists of a building space of approximately 95,000 s.f. REI represents the largest tenant size in the shopping center, with 17,074 s.f. of retail space plus 4,000 s.f. of storage space.

Currently, there are approximately 420 parking spaces on site. The parking configuration will be modified, resulting in a total of 468 parking spaces. City of Tempe's parking ordinance requirement for this center is 544 spaces. According to the parking model submitted by the parking consultant on April 24, 2001, peak demand at the center would occur on weekdays at 12:30 p.m. requiring 352 spaces. This leaves 116 spaces unoccupied during the heaviest period of the day. (This model assumes 100% occupancy of the lease spaces). Therefore, the parking study concludes that there is sufficient on-site parking. Staff has reviewed the parking study and concurs with the report.

Per Zoning Ordinance 808, shopping centers less than 100,000 s.f. in size need a variance to allow parking by demand. This is a technicality as there are quite a few shopping centers under 100,000 s.f. in size in Tempe that are parked using a shared parking model. Staff believes the variance should not be detrimental to surrounding properties.

Staff supports the use permits and the variances and concurs with the parking study. We believe that the proposal should not significantly increase traffic, cause a nuisance, contribute to the deterioration of the neighborhood or downgrading of property values, or cause disruptive behavior. We think this parking demand model is compatible with existing surrounding uses, therefore we support the request. To date, staff has not received any public input.

**REASON(S) FOR  
APPROVAL:**

1. Both the use permit for parking by a shared parking model and the variance to allow parking by demand in a center less than 100,000 s.f. appears to pass the required ordinance tests for granting the variance and use permit and should not have any negative impacts on surrounding properties.
2. Parking on-site for all tenants of Tempe Village Square should be adequate according to the parking by demand study dated 4/24/01.

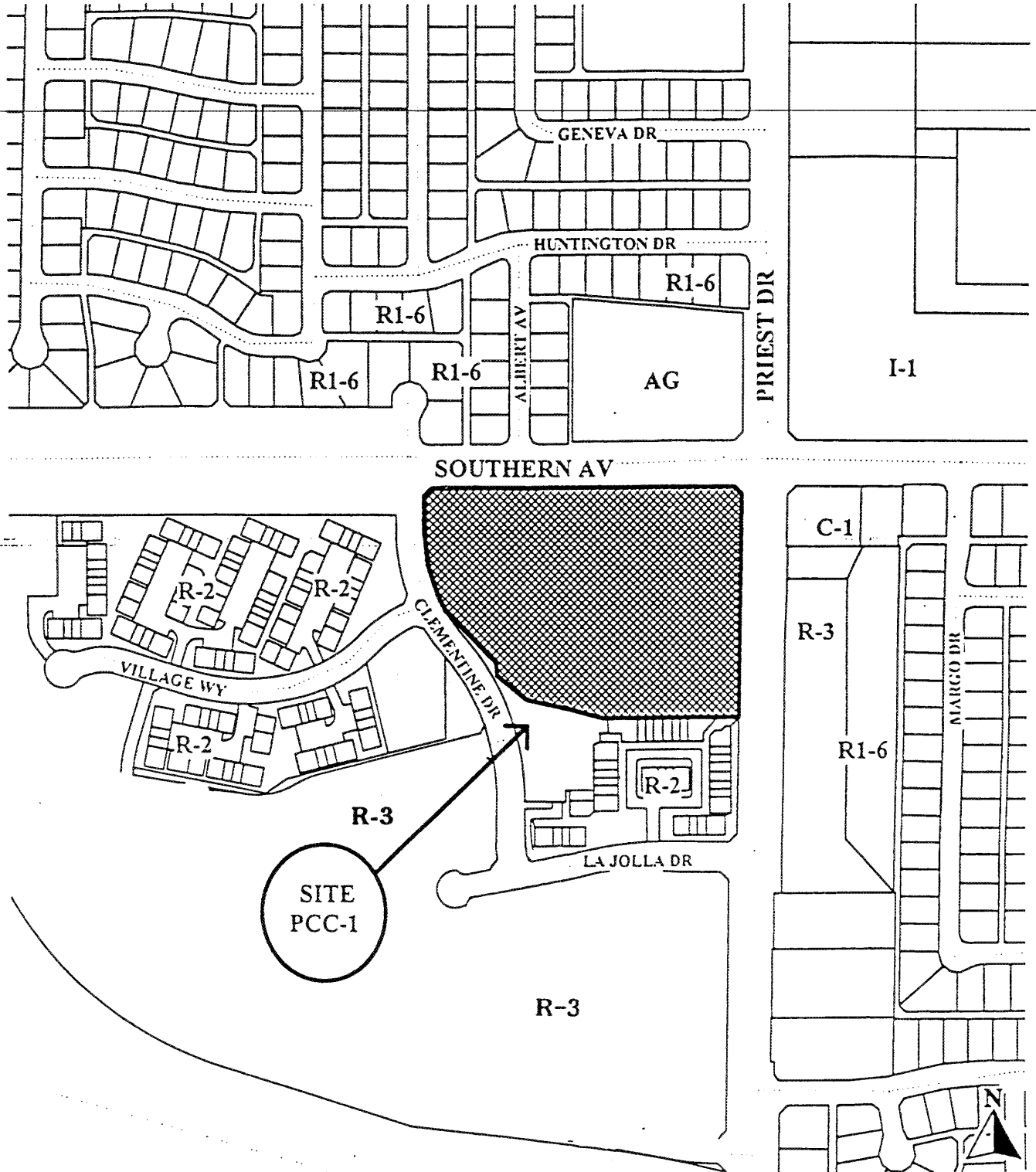
**CONDITION(S)  
OF APPROVAL:**

1.
  - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains.
    - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
  - a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.

3. Should the property be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variances and use permits shall be deemed null and void.
6. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The use permit for out door patio is non-transferable and is issued to SCHLOTZSKY'S DELI only.
9. Parking by demand shall be administered accordingly and to up to date tenant list. The City of Tempe Planning Division should be notified of uses requiring more parking spaces than the ones approved and listed in Tempe Village Square Parking Demand Analysis, dated April 5, 2001.
10. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
11. A Final Subdivision Plat must be approved by the City Council prior to building permits for this project.
12. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
13. Provide additional landscaping along Priest Drive to screen the drive-thru lane and to provide supplementary shade for pedestrians. Applicant shall work with Design Review staff to determine final landscape design.  
(ADDED BY COMMISSION)

SCHLOTZSKY'S DELI

SGF-2001.08

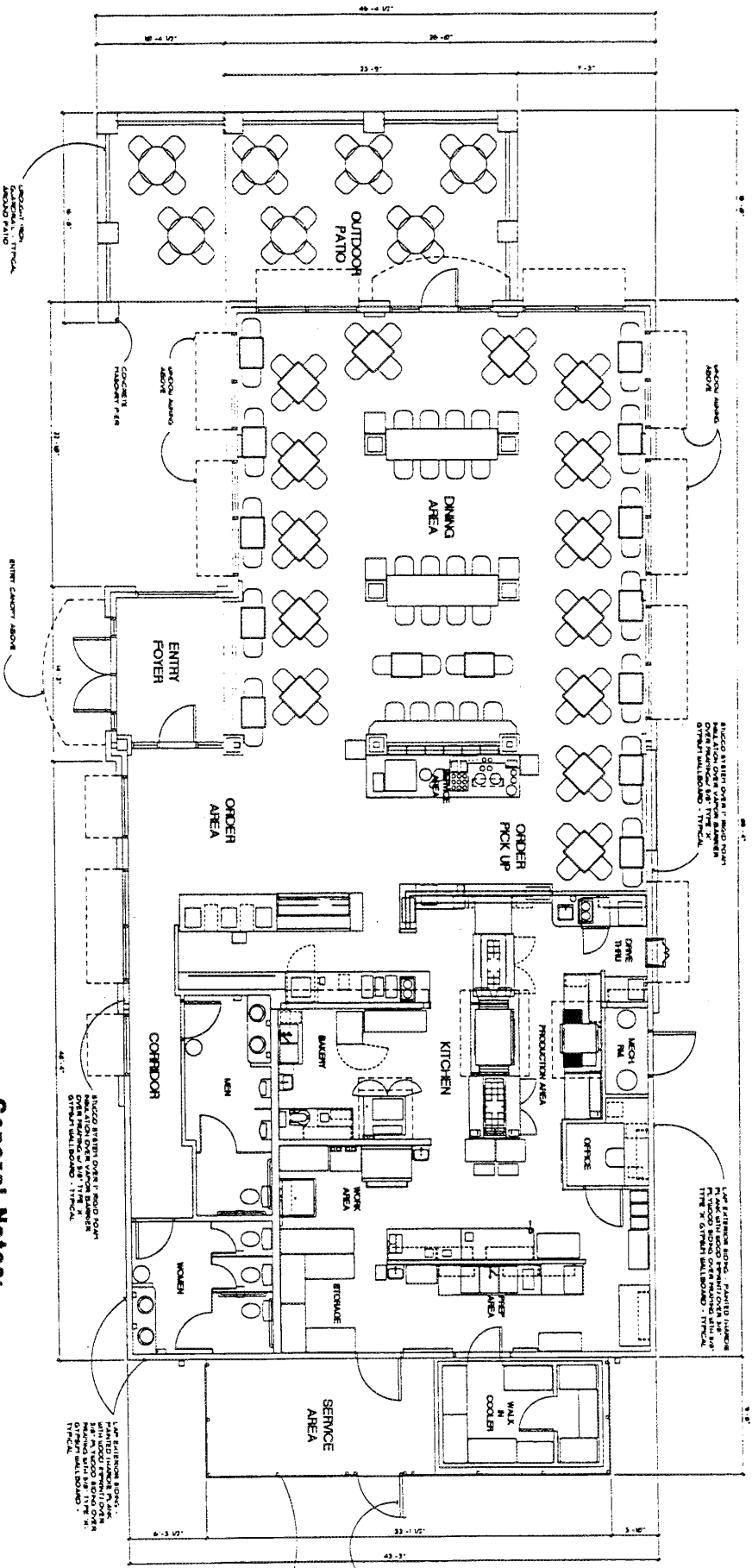


Location Map SEE OTHER SIDE FOR MORE INFORMATION

A

**B**





**General Notes:**

- A. ALL SITE ELECTRICAL AND PHONE DISTRIBUTION SHALL BE UNDERGROUND
- B. ALL BUILDING STORAGE SHALL BE BY SEPARATE PERMIT
- C. DRIVEWAY SHALL BE 10' WIDE AND 10' HIGH
- D. DRIVEWAY SHALL BE 10' WIDE AND 10' HIGH
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**Proposed Conceptual Architectural Floor Plan**

**Schlotzsky's Deli Southern and Priest in Tempe, Arizona**



Architects Design Studio  
INCORPORATED

600 south mill avenue building A - suite 100 - tempe, arizona (480) 964-8300



**Schematic**

NOT FOR CONSTRUCTION

SCALE 1/4" = 1'-0"

CITY OF TEMPE

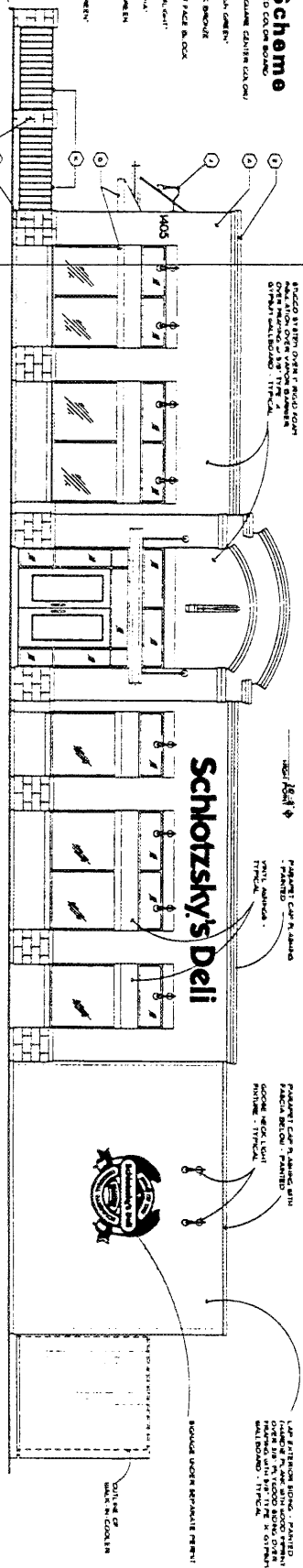
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DEC 28 2000

D

### Color Scheme

- 1. REDD 111999 BALCONY CLADDING (A/C ON)
- 2. PAINTED CLAY TONAL CLADDING
- 3. ANTIQUE DUNE SHROUSE
- 4. LITTONS PULFACES & COOK
- 5. LINDA TALLER TALL COAT
- 6. LINDA CAMPBELL
- 7. KODAK 1000'S GREEN
- 8. LINDA TALLER
- 9. COOK TALLER GREEN
- 10. LINDA
- 11. LINDA



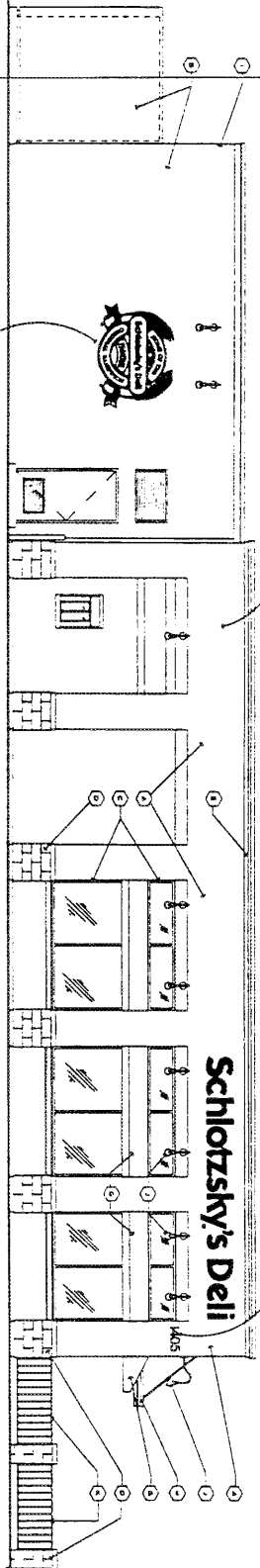
### Schlotzsky's Deli

#### North Elevation

#### South Elevation

### General Notes:

- A. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT.
- B. ALL MATERIALS, FINISHES, AND COLORS SHALL BE APPROVED BY THE ARCHITECT.
- C. ALL MATERIALS, FINISHES, AND COLORS SHALL BE APPROVED BY THE ARCHITECT.
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- Z. ALL MATERIALS, FINISHES, AND COLORS SHALL BE APPROVED BY THE ARCHITECT.



### Proposed Conceptual Exterior Elevations

## Schlotzsky's Deli Southern and Priest in Tempe, Arizona

Architects Design Studio  
INCOPTA  
600 South Mill Avenue Building A, Suite 100, Tempe, Arizona (480) 964-5090








Schematic  
NOT FOR CONSTRUCTION  
DESIGN REVIEW SUBMITTAL  
PROJECT / CASE # 00000000

SCALE 1/4" = 1'-0"  
CITY OF TEMPE  
3.1  
City of Tempe

SGF-2001.08

SOUTHERN AVENUE

## Plant Material List

- Trees**
-  FLORENIA DACTYLOSTRA  
MORNING DATE PALM
-  CALYPSO PANDORA  
AUSTRALIAN SILK OAK
-  DIAL MYRTIA SPINOSA  
SILKWOOD TREE
-  ACACIA BRACHYLOBA  
SWEET ACACIA
-  PHACELIA CORYMBOSA  
CALIFORNIA TREBLOAR

## Shrubs

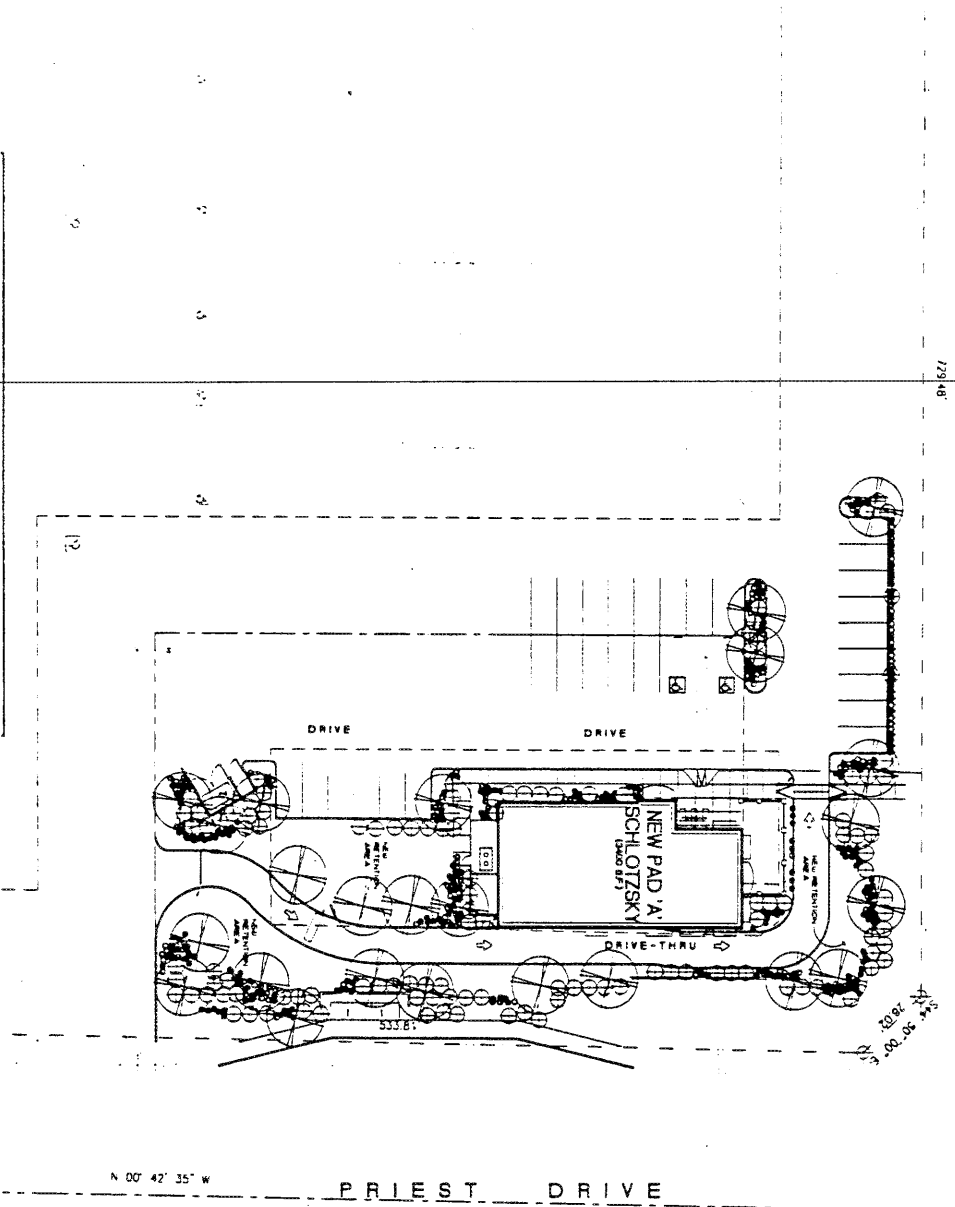
- ⑤ ☐ CATALPINA POLICROMATA  
 \* ☐ CATERPILA CINZALHO  
 \* ☐ CARRA-BRANCA  
 ● ☐ CARRA VERDE  
 ● ☐ CARRA VERMELHA  
 ● ☐ CARRA DE FOLHAS CADA  
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## Ground Cover8

- Gruppo 1
- BACCARIS CERNICOLA
  - ARTEMISA DELTOIDA
  - ECHINIA LAMNOSA
  - DALL'S STREPTANT
  - PTEROMARTINUS DELTOIDUS
  - BACCARIS VIRENS
  - ECHINIA LAMNOSA
  - VIRENS DELTOIDA
  - CANTHUS DELTOIDA
  - LAMNUS VIRENS

**Landscape Notes:**

- [illegible]

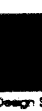


**Proposed Conceptual Landscape Plan: PAD 'A'**

Schlotzsky's Deli **Southern and Priest in Tempe, Arizona**

DRAWN AND PREPARED, JUST EXCEEDED BY ONLY ONE MILLION  
WITHIN THE CITY BLOCK DISTANCE THIRTYMILE

Architects  
Design Studio  
i n c o r p o r a t e d



880 South Mill Avenue Building A - Suite 105 - Tempe, Arizona (480) 884-8260

# Schematic



SCALE 1" = 20'-0"

**THE**

ADJ. JUD. RANKING 3758  
CITY OF TEMPE

# 1.3

December 26, 2000

Ms. DeeDee Kimbrell  
Planning Commission  
City of Tempe  
115 East Fifth Street, #1  
Tempe, Arizona 85281



Re: General/Final Plan of Development for Tempe Village Square  
Southern Avenue and Priest Drive, Tempe, Arizona

Dear Ms. Kimbrell

***Letter of Explanation and Intent.***

Schlotsky's Deli, a privately owned corporation in Tempe, Arizona, intends to build an approximate 3,400 square foot free standing restaurant on the Northeast corner of the existing Tempe Village Square Shopping Center at Southern Avenue and Priest Drive.

The location amended in February 26, 1997 was recorded to accomodate for a future restaurant. The restaurant site presently zoned Commercial PCC-1 is vacant. Schlotsky's Corporation believes this is a good opportunity to complete the development of the Tempe Village Square and improve the overall appearance of the shopping center.

The image of the Schlotsky's Deli Restaurant has been a symbol of quality and attention to detail. This motto is applied to all aspects of their business. The restaurant will be constructed of an EIFS (Exterior Insulation Finish System) and lap siding, colored to harmonize with the existing center. The project's color palette will be, a mixture of the existing Tempe Village Square and the traditional Schlotsky colors. The colors along with the extensive use of native species landscaping and combination with colorful accents will enhance the image of the intersection and complement the project's high quality architecture.

***Request for Variances***

1. Reduce the required building set back at Priest Drive from 50'-0" to 40'-0".
  - Because of the existing parking configuration the layout of the New Building will encroach into the required building setback.
2. Reduce the required parking spaces from 481 to 468.
  - The layout of the New Building and the Drive Thru Window service lane maximizes the parking space availability.

Sincerely,

**Architects Design Studio**  
I n c o r p o r a t e d

  
Mark Kirby  
President

AMENDED AREA

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**LEGAL DESCRIPTION**

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SUBMITTED BY  
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1423 W. SOUTHERN  
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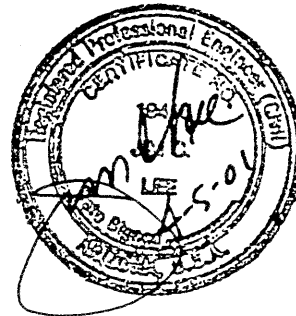
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**Schlotzsky's at Tempe Village Square  
Tempe, Arizona**

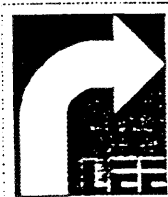
**PARKING DEMAND ANALYSIS**

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**LEE ENGINEERING**

April 5, 2001

Job No. 723.01

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# INTRODUCTION

## DESCRIPTION

This parking study analyzes the parking requirements as a result of proposed modifications to the Tempe Village Square shopping center in Tempe, Arizona. Lee Engineering has performed numerous parking studies of these types in Arizona, including many in the Tempe and Scottsdale area. This study follows guidelines provided by the City of Tempe in submitting a professional parking analysis. The site is located on the southwest corner of Southern Avenue and Priest Drive. A location map for the site is shown in Figure 1.

The current tenant occupants of Tempe Village Square are shown in Table 1. As shown, the occupants represent a mix of uses. The shopping center consists of a building space of approximately 95,000 square feet. REI represents the largest tenant size in the shopping center, with 17,074 square feet of retail space plus 4,000 square feet of storage space. Vacancies currently exist in Tempe Village Square for retail and office land uses.

**Table 1. Tempe Village Square Tenant Occupants**

<b>Retail</b>	<b>Restaurant</b>	<b>Office</b>
<ul style="list-style-type: none"><li>▪ REI*</li><li>▪ Golden Scissors</li><li>▪ Low Cost Drugs</li><li>▪ Brad Hotchkiss</li><li>▪ Thunderbird Party Sales</li><li>▪ Renalwest</li><li>▪ Bobbie's Flowers</li></ul>	<ul style="list-style-type: none"><li>▪ Golden Egg Roll</li><li>▪ Schlotzsky's Deli</li><li>▪ Taco Mexico</li><li>▪ BJ's Meeting Place</li></ul>	<ul style="list-style-type: none"><li>▪ Danny Udovia</li><li>▪ Rental Office</li><li>▪ Andrews Design Group</li><li>▪ Animal Clinic</li></ul>
<b>School</b>	<b>Day Care</b>	<b>Place of Worship</b>
<ul style="list-style-type: none"><li>▪ AZ School of Massage Therapy</li></ul>	<ul style="list-style-type: none"><li>▪ Discovery Time Child Care</li><li>▪ Hacienda de Los Angeles</li></ul>	<ul style="list-style-type: none"><li>▪ River Life Worship Center</li></ul>

\* plus an additional storage warehouse

The existing site configuration is shown in Figure 2. Schlotzsky's is currently a 2,000 square foot tenant, located on the southeast portion of the site.

## PROPOSED SITE MODIFICATIONS

The modified site configuration is shown in Figure 3. Schlotzsky's will relocate to an empty pad on the northeast corner of the site. The new location will consist of a 3400 square foot building, with an additional 1000 square feet of patio space. A drive-through window will also be added.

The parking configuration will be also be modified, resulting in a total of 468 parking spaces. Currently there are approximately 420 parking spaces at the site. For the



purposes of this study, it was assumed that all currently vacated space (as well as the vacated space left by the proposed Scholtzsky's relocation) would be filled. Therefore, the study analyzes parking conditions assuming 100% tenant occupancy.

## **METHODOLOGY**

The study is accomplished using a comparison of two methods of parking need determination: City of Tempe's Ordinance requirements, as well as field data collected at the site. The data collection (which is described later in this section) took place in March, a peak month in Arizona for population and visitation.

### **ADJUSTMENTS**

The location and uses of this development result in a reduction in parking needs due to the following:

- *Captive market (10%)* – The multi-use nature of this development allows for interaction between land uses. For example, the restaurant establishments are likely to be frequented by employees of other businesses in the shopping center. Interaction by outside sources using multiple land uses within the development is also likely. Shared Parking, published by the Urban Land Institute (1984), contains data on the effects of a captive market on mixed-use developments. The publication estimates an average of 28% of on-site employees in a non-CBD site (61% for CBD sites) are also patrons of the development.
- *Transit/Bicycles/Pedestrians (5%)* - The site is easily accessed by Valley Metro Bus routes that run along both Southern Avenue and Priest Avenue. The area behind the site is largely residential, which may promote bicycle and pedestrian trips to the development. In addition, the presence of Arizona State University in the vicinity undoubtedly promotes a higher percentage of bicycles in the area.

### **METHOD #1 – TEMPE PARKING ORDINANCE ANALYSIS**

The City of Tempe's Zoning Ordinance, obtained at <http://www.tempe.gov/>, contains specific parking requirements by use, as shown in Table 2. The requirements are based on the square footage of the land use, and for this study range from 1 space per 75 square feet (restaurant) to 1 space per 500 square feet (warehouse).

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**Table 2. City of Tempe Parking Requirements.**

<b>Land Use</b>	<b>Parking Spaces Required (1 space per __)</b>
Church/place of worship	100 sq. ft.
Day care	300 sq. ft.
Office	250 sq. ft. (or 150 sq. ft. for medical)
Restaurant	75 sq. ft. (150 sq. ft. for outdoor)
Retail – indoor	250 sq. ft. (up to 50,000 sq. ft.)
School	200 sq. ft.
Warehouse	500 sq. ft. (up to 10,000 sq. ft.)

*Source: Tempe Zoning Ordinance, Part 4.*

Based on the City of Tempe parking requirements, the required number of spaces after site modifications was determined. Future parking needs were analyzed under the following conditions:

- Addition of a 4400 square foot Schlotzsky's pad (3400 sq. ft. indoors, 1000 sq. ft. outdoors).
- Assumption of a new restaurant tenant at the vacated 2000 square foot former Schlotzsky's.
- Assumption of tenants for previously vacant retail (10,060 sq. ft.) and office (868 sq. ft.) space.

This data was then factored by the "Percent of Ordinance by use and hour", as presented in the Tempe Parking Analysis and Management Study (shown in the Appendix). This data shows the percent of the total parking required by Ordinance for each group of uses, by hour of day, for the normal weekday<sup>1</sup>. Figure 4 shows resulting future parking needs for the shopping center, based on relocation of the Schlotzsky's and 100% tenant occupancy. This data is based on the parking reductions described earlier in this section, as well as an addition of 10% to account for demand fluctuation. The 10% adjustment is based on Tempe's guidelines, which states:

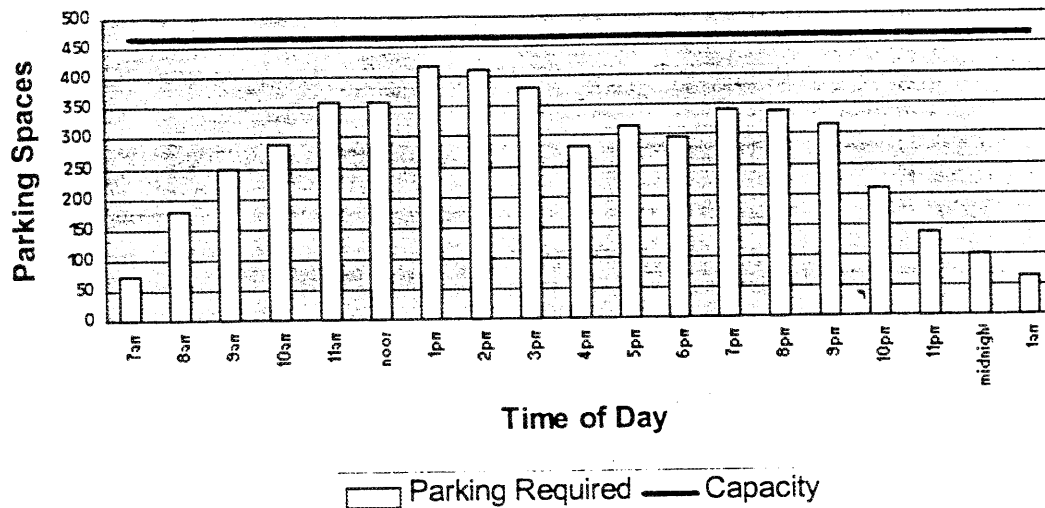
Parking Provided: Add between 5% (for large sites with stable Demand throughout the year) and 10% (for small sites with a Demand that fluctuates throughout the year) to the Parking Demand to get a realistic estimate of the amount of parking you should provide for this mix of uses.

Therefore, a 10% addition represents a conservative estimation of demand fluctuation at developments. The peak parking demand occurs at 1 pm, when 379 vehicles are projected to occupy parking spaces. This represents an occupancy of 89% (417 required spaces/468 available spaces) during the peak time of day. The raw data is presented in the Appendix.

<sup>1</sup> See page 10 for a discussion of weekday versus weekend parking demand

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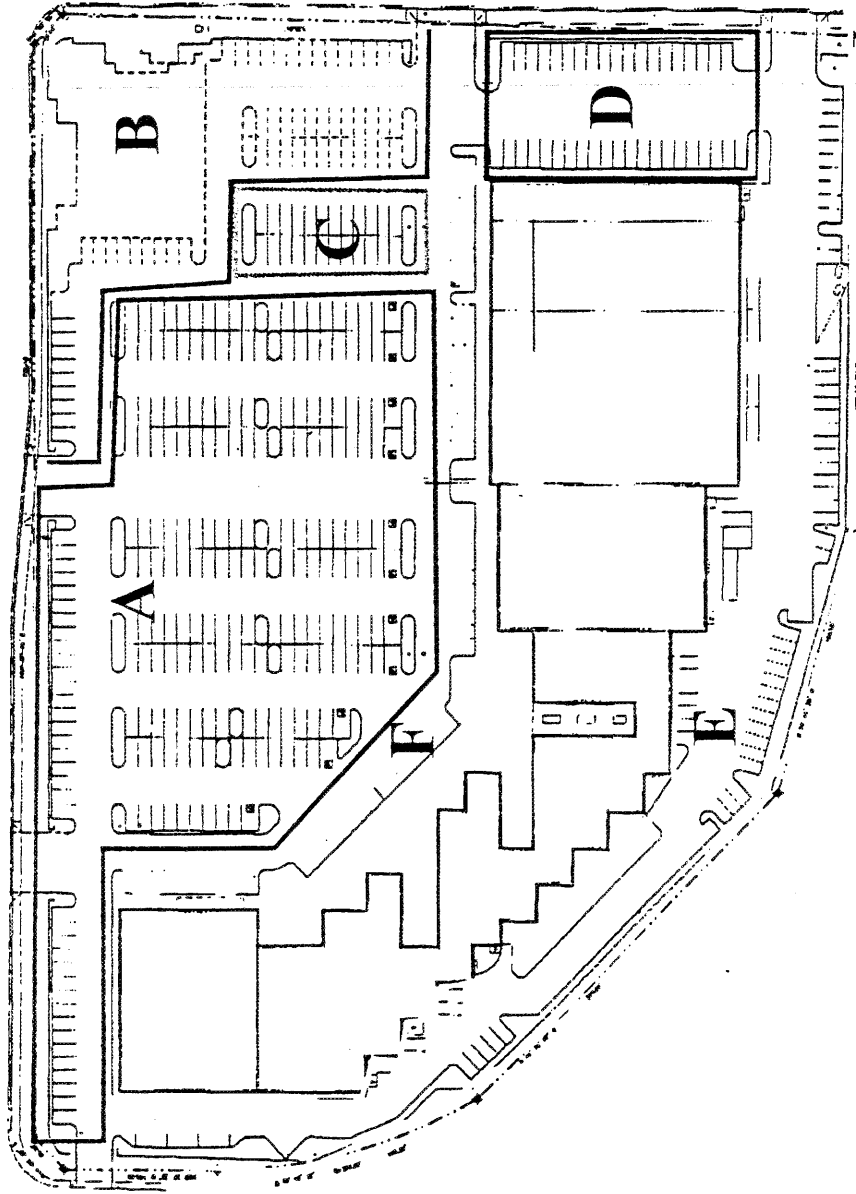
Figure 4. Parking Need - Method #1



## METHOD #2 – FIELD STUDY

Existing Parking. A parking occupancy study was performed at the site on 3/23/2001-3/24/2001 (Wednesday and Thursday) for the purposes of determining the current parking availability. Data was collected from 11am to 3pm, and from 4pm to 8pm. A data collector circulated the parking facility every half-hour to determine the number of spaces occupied. As shown in Figure 5, the parking area was separated into six (6) distinct "lots": A, B, C, D, E, and F. This was done to determine which areas of the entire parking facility were most heavily used. Lot F represents the curb area adjacent to the building where vehicles were parked, usually as a waiting area for pick-ups and drop-offs.

Figure 6 shows the existing parking occupancy resulting from field data, expressed in percent occupancy. The existing parking needs for the entire lot are compared to the needs at Lot B. The time period with the highest overall parking occupancy occurred at 12:30 pm (55% filled). Lot B (the area where Schlotzsky's customers will most likely park after site modification) reached a high occupancy of 33% (at 12:30pm).

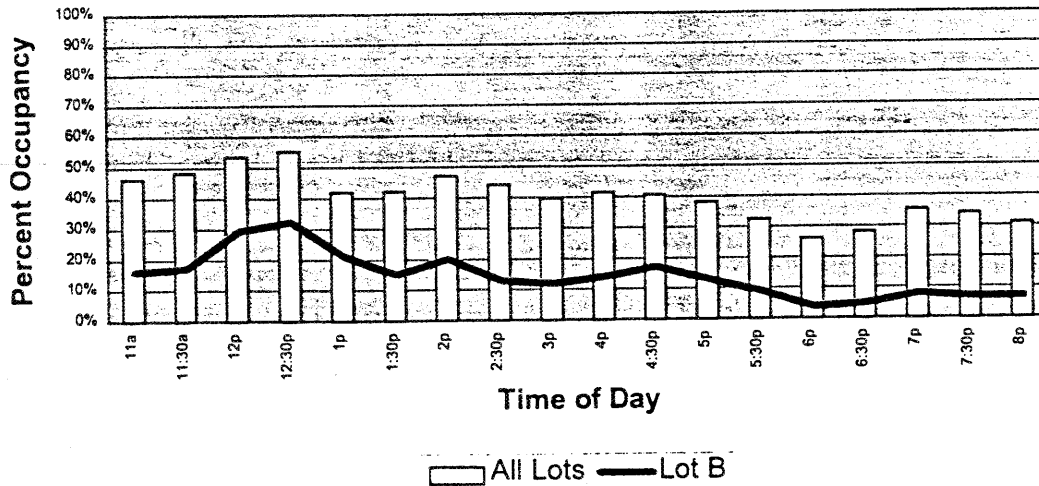


*Parking Study for Schlotzky's at Tempe Village Square*

**Existing Lots A-F  
(Field Study)**

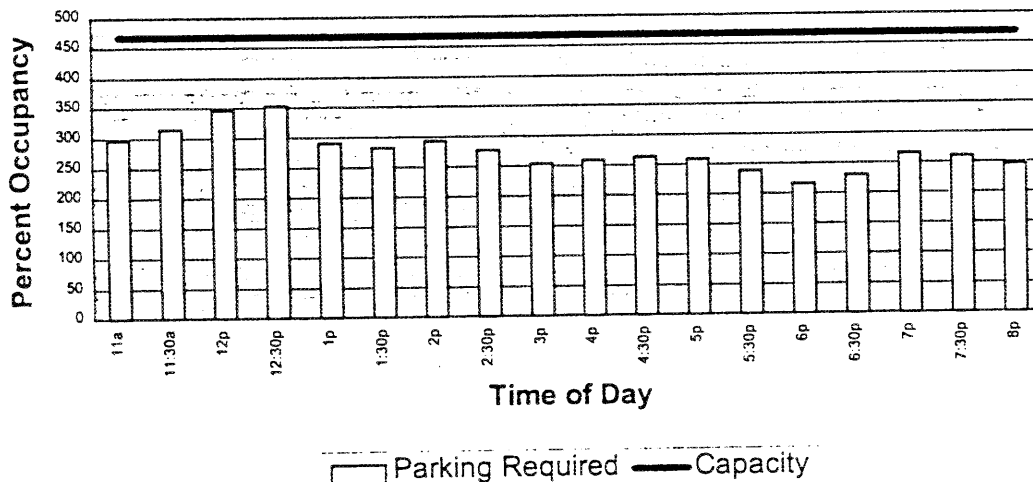
**Figure 5**

**Figure 6. Existing Parking Demand - All Lots vs. Lot B**



**Future Parking.** The parking was then analyzed by adding parking needs generated by the Schlotzsky's relocation, as well as the assumption of 100% tenant occupancy. Using City of Tempe's Parking Ordinance data for parking spaces and "percent use by hour", parking needs were generated. Parking generation for half-hours (i.e., 1:30pm, 2:30pm, etc.) were interpolated from full hour data. Figure 7 shows the parking needs based on the site modifications. Since Method #2 is based on actual field data collected, no reductions were taken. However, a 10% addition was still included to account for demand fluctuations which could occur over time.

**Figure 7. Future Parking Demand - Method #2**



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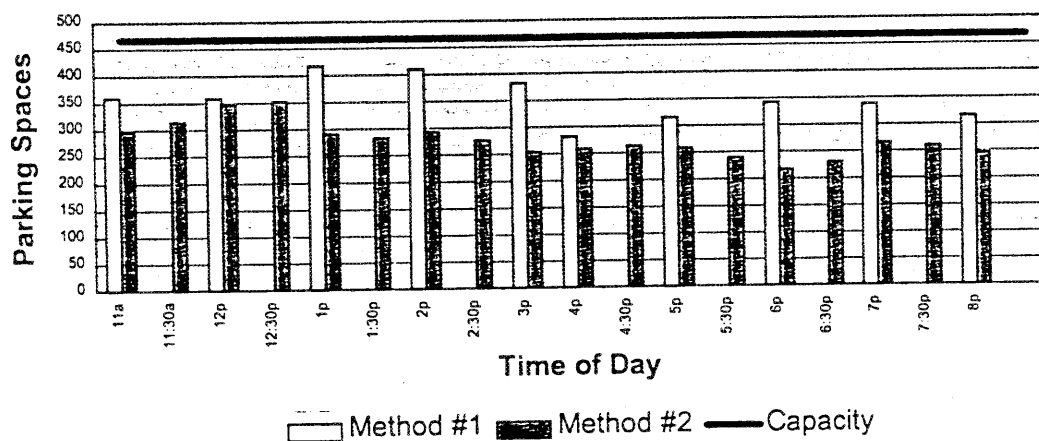
As shown in Figure 7, the number of projected spaces to be occupied falls well below the number of total parking spaces. During the period of highest parking occupancy (12:30 pm), 116 spaces are still available.

### COMPARISON OF METHOD #1 VS. METHOD #2 RESULTS

Figure 8 presents a comparison of parking demand after site modification, using a comparison of Method #1 vs. Method #2 results. As shown, the City Ordinance results in a need for greater parking. There are several reasons which could lead to the disparity:

- Ordinance calculations are conservatively generated. This is done in part to account for the wide variety in parking demand that occurs within specific land use types.
- Renalwest, a dialysis center located on site only has 14 kidney machines. With only a few employees working at a time, the number of spaces occupied for this land use should rarely exceed 20. Using ordinance calculations, 47 spaces are required.
- Captive market, transit, bicycle, and pedestrian activity exceeds estimations which were used in calculating parking demand for Method #1. Since assessments of these parking reductions can be difficult to quantify, estimations are made to err on the conservative side. However, it is apparent that the Tempe Village Square shopping center maintains a more significant parking reduction at this shopping center than was assumed using Method #1.

**Figure 8. Projected Parking Demand -  
Method #1 vs. Method #2**



### WEEKDAY VS. WEEKEND PARKING DEMAND

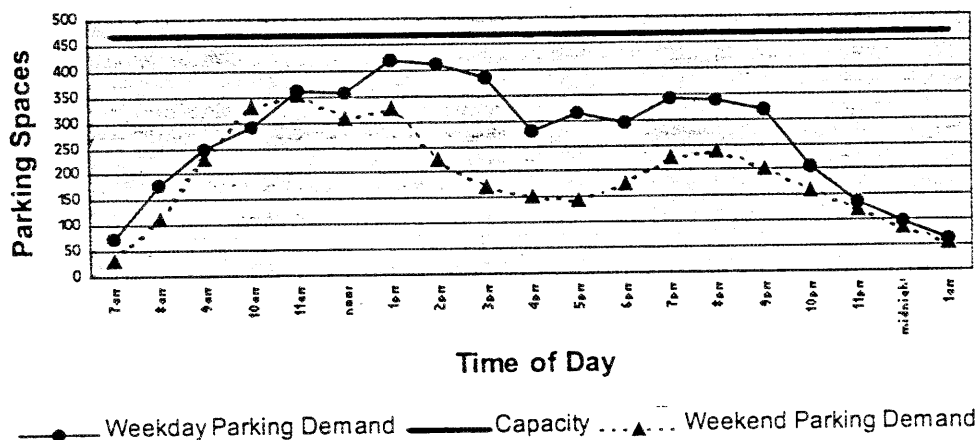
The land-use components of the site will result in critical parking needs occurring during the weekday. Retail and restaurant land uses generate similar parking needs on Saturdays as they do on weekdays. However, the parking needs for the shopping center as a whole

will be less on weekends, due to a typically lesser need for parking with office, school, and day care land uses on Saturdays and Sundays.

Parking demand is low on Sundays, as most business cut back hours (or are closed) on this day. Although a Church is located in the shopping center and will draw a significant parking need on Sundays, the remaining land uses will generate the lowest parking need on this day.

To confirm that weekday parking demand would indeed be higher than weekend parking demand, Method #1 (using Tempe's parking Ordinance) was used to estimate weekend parking demand at the shopping center. A comparison of weekday vs. weekend trips is shown in Figure 9.

**Figure 9. Weekday vs. Weekend Parking Demand  
(Method #1)**



## BICYCLE PARKING

Tempe Ordinance requires 36 bicycle spaces for a development of this size. Currently there is a 5-bar bicycle rack on site, which may provide storage for 5 to 10 bicycles. It is recommended that additional bicycle racks be added to the site to comply with Tempe's requirements.

## CONCLUSIONS

The proposed site modifications to the Tempe Village Square shopping center will result in a total of 468 parking spaces available. Based on the relocation of Schlotzsky's and the assumption of full tenant occupancy, the following conclusions are noted:

- Parking demand is heaviest on weekdays .
- Based on City of Tempe's parking Ordinance, the maximum parking occupancy occurs at 1 pm when 89% of spaces are projected to be filled after site modification. This leaves 51 spaces unoccupied in the heaviest period of the day.
- Based on field data collected at the site, the maximum parking occupancy after site modification occurs at 12:30 pm. when 75% of the spaces are projected to be filled. This leaves 116 spaces unoccupied during the heaviest period of the day.
- Using either methodology for determining parking requirements, the parking demand is projected to stay well below maximum capacity at all times of the day. Therefore, the proposed development modifications will provide for adequate vehicular parking at Tempe Village Square shopping center. The relocation of Schlotzsky's will also provide balance to the parking lot by creating parking demand at an area of the parking lot that is currently underutilized.
- It is recommended that additional bicycle racks be installed to comply with Tempe's requirements of storage for 36 bicycles.



Method #1 - WEEKDAY Parking Ordinance Requirements (Proposed)									
Occupant	Retail (Occupied)	Restaurant (Outdoor)	Restaurant (Indoor)	Office	School	Day Care	Place of Worship	Storage	Totals
REI	17,074.00							4,000.00	
Golden Scissors	1,152.00								
Low Cost Drugs	1,204.00								
Brad Hotchkiss	625.00								
Thunderbird Party Sales	4,676.00								
Bobbie's Flowers	1,648.00								
Vacant	10,060.00								
Golden Egg Roll			1,861.00						
Schlitzky's Deli (Existing)			2,000.00						
Taco Mexico			1,002.00						
B.J's Meeting Place			3,498.00						
Schlitzky's (New)		1000	3,400.00						
Danny Udovica				300.00					
Vacant				868.00					
Rental Office				125.00					
Andrews Design Group				2891.00					
Animal Clinic				600.00					
Renalwest	11,778.00								
AZ School of Massage Therapy					14,065.00				
Discovery Time Child Care						4,274.00			
Hacienda de los Angeles						1,143.00			
River Life Worship Center							5,987.00		
Square Footage	48,217.00	1,000.00	11,761.00	4,784.00	14,065.00	5,417.00	5,987.00	4,000.00	95,231.00
Parking Ratio	250	150	75	150	200	300	100	500	
Parking Required	193	7	157	32	70	18	60	8	544
Adjusted Parking (-15%)	164	6	133	27	60	15	51	7	463

Percent of Ordinance	Retail (Occupied)	Retail (Vacant)	Restaurant	Office	School	Day Care	Place of Worship	Storage	Capacity
7am	5	10	10	25	50	50	0	5	468
8am	20	20	20	80	100	100	10	20	468
9am	30	25	25	100	100	100	75	30	468
10am	40	30	30	100	100	100	100	40	468
11am	50	75	75	100	95	95	75	50	468
noon	75	85	85	80	70	70	10	75	468
1pm	85	75	75	75	95	95	75	85	468
2pm	95	45	45	95	95	95	100	95	468
3pm	100	35	35	95	85	85	75	100	468
4pm	85	40	40	85	35	35	10	85	468
5pm	80	60	60	70	50	50	20	80	468
6pm	70	80	80	25	20	20	30	70	468
7pm	60	95	95	15	70	70	40	60	468
8pm	50	100	100	10	80	80	40	50	468
9pm	45	100	100	5	80	80	20	45	468
10pm	25	75	75	5	50	50	5	25	468
11pm	10	60	60	2	30	30	0	10	468
midnight	5	50	50	2	15	15	0	5	468
1am	2	35	35	0	5	5	0	2	468

Parking Demand	Retail (Occupied)	Retail (Vacant)	Restaurant	Office	School	Day Care	Place of Worship	Storage	Totals	10% addition
7am	8	1	13	7	30	8	0	0	67	73
8am	33	1	27	22	60	15	5	1	164	180
9am	49	1	33	27	60	15	38	2	226	249
10am	66	2	40	27	60	15	51	3	263	289
11am	82	4	100	27	57	15	38	3	326	359
noon	123	5	113	22	42	11	5	5	326	358
1pm	139	4	100	20	57	15	38	6	379	417
2pm	156	3	60	26	57	15	51	6	373	410
3pm	164	2	47	26	51	13	38	7	347	382
4pm	139	2	53	23	21	5	5	6	255	281
5pm	131	3	80	19	30	8	10	5	287	315
6pm	115	5	107	7	12	3	15	5	268	295
7pm	98	5	127	4	42	11	20	4	311	343
8pm	82	6	133	3	48	12	20	3	307	338
9pm	74	6	133	1	48	12	10	3	287	316
10pm	41	4	100	1	30	8	3	2	188	207
11pm	16	3	80	1	18	5	0	1	124	136
midnight	8	3	67	1	9	2	0	0	90	99
1am	3	2	47	0	3	1	0	0	56	61

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WEEKEND Parking Ordinance Requirements (Proposed)									
Occupant	Retail (Occupied)	Restaurant (Outdoor)	Restaurant (Indoor)	Office	School	Day Care	Place of Worship	Storage	Totals
REI	17,074.00							4,000.00	
Golden Scissors	1,152.00								
Low Cost Drugs	1,204.00								
Brad Hotchkiss	625.00								
Thunderbird Party Sales	4,676.00								
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Vacant	10,060.00								
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Hacienda de los Angeles						1,143.00			
River Life Worship Center							5,987.00		
Square Footage	48,217.00	1,000.00	11,761.00	4,784.00	14,065.00	5,417.00	5,987.00	4,000.00	95,231.00
Parking Ratio	250	150	75	150	200	300	100	500	
Parking Required	192.87	6.67	156.81	31.89	70.33	18.06	59.87	8.00	544.49
Adjusted Parking (-15%)	164	6	133	27	60	15	51	7	463

Percent of Ordinance	Retail (Occupied)	Restaurant (Outdoor)	Restaurant (Indoor)	Office	School	Day Care	Place of Worship	Storage	Totals
7am	5	10	10	2	0	0	10	5	468
8am	20	35	35	5	5	5	30	20	468
9am	40	45	45	10	40	40	90	40	468
10am	65	75	75	15	40	40	100	65	468
11am	70	95	95	10	20	20	100	70	468
noon	60	100	100	10	10	10	50	60	468
1pm	75	95	95	15	30	30	20	75	468
2pm	65	45	45	10	30	30	10	65	468
3pm	55	25	25	10	30	30	5	55	468
4pm	45	30	30	5	20	20	5	45	468
5pm	30	50	50	2	10	10	5	30	468
6pm	20	75	75	2	5	5	30	20	468
7pm	25	100	100	0	5	5	40	25	468
8pm	30	100	100	0	5	5	40	30	468
9pm	20	100	100	0	2	2	20	20	468
10pm	5	95	95	0	0	0	10	5	468
11pm	2	75	75	0	0	0	2	2	468
midnight	0	55	55	0	0	0	0	0	468
1am	0	35	35	0	0	0	0	0	468

Parking Demand	Retail (Occupied)	Restaurant (Outdoor)	Restaurant (Indoor)	Office	School	Day Care	Place of Worship	Storage	Totals	10% Addition
7am	8	1	13	1	0	0	5	0	28	31
8am	33	2	47	1	3	1	15	1	103	113
9am	66	3	60	3	24	6	46	3	209	230
10am	107	4	100	4	24	6	51	4	300	330
11am	115	5	127	3	12	3	51	5	320	352
noon	98	6	133	3	6	2	25	4	277	305
1pm	123	5	127	4	18	5	10	5	297	327
2pm	107	3	60	3	18	5	5	4	204	224
3pm	90	1	33	3	18	5	3	4	156	172
4pm	74	2	40	1	12	3	3	3	137	151
5pm	49	3	67	1	6	2	3	2	131	144
6pm	33	4	100	1	3	1	15	1	158	174
7pm	41	6	133	0	3	1	20	2	206	226
8pm	49	6	133	0	3	1	20	2	214	236
9pm	33	6	133	0	1	0	10	1	185	203
10pm	8	5	127	0	0	0	5	0	146	160
11pm	3	4	100	0	0	0	1	0	109	120
midnight	0	3	73	0	0	0	0	0	76	84
1am	0	2	47	0	0	0	0	0	49	53

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BICYCLE Parking Ordinance Requirements (Proposed)									
Occupant	Retail (Occupied)	Restaurant (Outdoor)	Restaurant (Indoor)	Office	School	Day Care	Place of Worship	Storage	Totals
REI	17,074.00							4,000.00	
Golden Scissors	1,152.00								
Low Cost Drugs	1,204.00								
Brad Hotchkiss	625.00								
Thunderbird Party Sales	4,676.00								
Bobbie's Flowers	1,648.00								
Vacant	10,060.00								
Golden Egg Roll			1,861.00						
Schlitzky's Deli (Existing)			2,000.00						
Taco Mexico			1,002.00						
BJ's Meeting Place			3,498.00						
Schlitzky's (New)		1000	3,400.00						
Danny Udovica				300.00					
Vacant				868.00					
Rental Office				125.00					
Andrews Design Group				2891.00					
Animal Clinic				600.00					
Renahwest	11,778.00								
AZ School of Massage Therapy					14,065.00				
Discovery Time Child Care						4,274.00			
Hacienda de los Angeles						1,143.00			
River Life Worship Center							5,987.00		
Square Footage	48,217.00	1,000.00	11,761.00	4,784.00	14,065.00	5,417.00	5,987.00	4,000.00	95,231.00
Parking Ratio	3000	2000	1000	2500	1500	3000	1500	5000	
Parking Required	16.07	0.50	11.76	1.91	9.38	1.81	3.99	0.80	46.22
Adjusted Parking required	13.66	0.43	10.00	1.63	7.97	1.53	3.39	0.68	39.29

Percent of Ordinance	Retail (Occupied)	Retail (Vacant)	Restaurant	Office	School	Day Care	Place of Worship	Storage
7am	5	10	10	25	50	50	0	5
8am	20	20	20	80	100	100	10	20
9am	30	25	25	100	100	100	75	30
10am	40	30	30	100	100	100	100	40
11am	50	75	75	100	95	95	75	50
noon	75	85	85	80	70	70	10	75
1pm	85	75	75	75	95	95	75	85
2pm	95	45	45	95	95	95	100	95
3pm	100	35	35	95	85	85	75	100
4pm	85	40	40	85	35	35	10	85
5pm	80	60	60	70	50	50	20	80
6pm	70	80	80	25	20	20	30	70
7pm	60	95	95	15	70	70	40	60
8pm	50	100	100	10	80	80	40	50
9pm	45	100	100	5	80	80	20	45
10pm	25	75	75	5	50	50	5	25
11pm	10	60	60	2	30	30	0	10
midnight	5	50	50	2	15	15	0	5
1am	2	35	35	0	5	5	0	2

	Retail (Occupied)	Retail (Vacant)	Restaurant	Office	School	Day Care	Place of Worship	Storage	Totals	10% addition
7am	1	0	1	0	4	1	0	0	7	8
8am	3	0	2	1	8	2	0	0	16	18
9am	4	0	2	2	8	2	3	0	21	23
10am	5	0	3	2	8	2	3	0	23	26
11am	7	0	7	2	8	1	3	0	28	31
noon	10	0	8	1	6	1	0	1	28	31
1pm	12	0	7	1	8	1	3	1	33	36
2pm	13	0	4	2	8	1	3	1	32	36
3pm	14	0	3	2	7	1	3	1	30	33
4pm	12	0	4	1	3	1	0	1	21	24
5pm	11	0	6	1	4	1	1	1	24	27
6pm	10	0	8	0	2	0	1	0	22	24
7pm	8	0	9	0	6	1	1	0	27	29
8pm	7	0	10	0	6	1	1	0	27	29
9pm	6	0	10	0	6	1	1	0	25	28
10pm	3	0	7	0	4	1	0	0	16	18
11pm	1	0	6	0	2	0	0	0	11	12
midnight	1	0	5	0	1	0	0	0	7	8
1am	0	0	3	0	0	0	0	0	4	5

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Tempe Village Square

Occupied Parking Spaces

Spaces 11a 11:30a 12p 12:30p 1p 1:30p 2p 2:30p 3p 4p 4:30p 5p 5:30p 6p 6:30p 7p 7:30p 8p

A	190	121	120	121	126	99	109	121	115	109	116	116	109	91	62	65	87	84	80
E	56	12	16	18	21	15	16	15	17	13	16	14	14	17	19	18	17	14	13
D	36	22	28	28	24	20	21	18	12	8	10	6	8	9	10	11	10	14	8
B	98	16	17	29	32	21	15	20	13	12	14	17	13	9	4	5	8	7	7
C	22	9	8	14	14	10	4	8	10	7	5	8	6	4	4	3	5	4	3
F	0	6	5	5	5	3	4	7	10	10	5	2	3	0	6	11	15	14	13

Existing 402 186 194 215 222 168 169 189 177 159 166 163 153 130 105 113 142 137 124

Capacity 468

Additional 83 92 100 98 96 87 77 74 71 69 76 82 87 92 96 99 99 99 99

Parking Required 269 286 315 320 352 290 282 256 266 251 230 235 239 235 217 197 209 241 236 223

adjusted total (10%) 296 315 347 347 352 290 282 256 266 251 230 235 239 235 217 197 209 241 236 223

**#SPD-2001.34** Preliminary and Final Planned Area Development for Beck & University for 34 two-story town-homes on 1.64 net acres and for a two-story mixed use component comprising of 8 condominiums (at second floor) and 5,688 s.f. for retail/office and restaurant (at the first floor) on 0.60 net acres. Total site area is on 2.24 net acres, including the following:

Variance:

Waive the AutoCAD compatible 3-D computer model requirement for this proposal in the MU-2 Zoning District.

**#SBD-2001.35** Preliminary and Final Subdivision Plat for Beck & University consisting of 35 lots and 4 tracts on 2.24 net acres.

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**THE PLANNING COMMISSION THEN RETURNED TO THE REGULAR AGENDA.**

**PLANNED DEVELOPMENT (0406)** Hold a public hearing for **SCHLOTZSKY'S DELI** (Arizona Partners Retail Investment Group, property owner) for a new free standing restaurant located at 1401 West Southern Avenue. The following approval is requested from the city of Tempe:

**#SGF-2001.08** A 6th Amended General and Final Plan of Development for the Tempe Village Square commercial center for a new free standing 3,400 s.f. restaurant and 1,000 s.f outdoor sitting area (PAD A). The total center includes 94,718 s.f. of building area on 8.55 net acres in the PCC-1 Zoning District, located at 1401 West Southern Avenue, including the following:

Use Permit:

- a. Allow a 1000 s.f. patio area for outdoor dining in the PCC-1 Zoning District.
- b. Allow parking to be provided based on demand (shared parking).

**FILE COPY**

Variances:

1. Reduce the minimum required street side yard building setback from 50' to 40' along Priest Drive.
2. Waive the requirement of Parking by Demand for sites of at least 100,000 s.f. of gross floor area.

Mark Irby represented and explained the request. In response to a question by Commissioner Spitler on the need for variance #1, Mr. Irby explained that it is an existing shopping center containing parking lane/islands with the building configured east/west.

Commissioner Spitler believes that the Commission is being asked to approve a variance because of the drive-thru and doesn't agree there is a real hardship for this variance.

Staff gave their recommendation as approval subject to the conditions as noted on the staff report. Staff also explained that the location of the drive-thru provides separate parking.

Commissioner Spitler discussed an additional condition, which would enhance landscaping along Priest Drive and also provide shade for people exiting the bus.

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May 22, 2001

**MOTION:** Commissioner Spitler made a motion to approve #SGF-2001.08 with the use permits and variances, subject to the conditions as listed on the staff report with an additional condition providing landscaping screening along drive-thru and also shade for people exiting the bus (see Condition #13 listed below). Commissioner Huellmantel seconded the motion.

Commission discussed whether they could or could not support the variance.

**VOTE:** Passed 5-2 (Commissioners Mattson and Oteri dissented).

The approval was subject to the following conditions:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - (1) Water lines and fire hydrants
  - (2) Sewer lines
  - (3) Storm drains
  - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
  - (1) Water and sewer development fees
  - (2) Water and/or sewer participation charges
  - (3) Inspection and testing fees
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the code of the City of Tempe - Section 25.120.
3. Should the property be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the variances and use permits shall be deemed null and void.

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6. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The use permit for out door patio is non-transferable and is issued to SCHLOTZSKY'S DELI only.
9. Parking by demand shall be administered accordingly and to up to date tenant list. The City of Tempe Planning Division should be notified of uses requiring more parking spaces than the ones approved and listed in Tempe Village Square Parking Demand Analysis, dated April 5, 2001.
10. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
11. A Final Subdivision Plat must be approved by the City Council prior to building permits for this project.
12. The applicant shall resolve all lighting and security details with the Police Department prior to the issuance of a building permit.
13. Provide additional landscaping along Priest Drive to screen the drive-thru lane and to provide supplementary shade for pedestrians. Applicant shall work with Design Review staff to determine final landscape design. (ADDED BY COMMISSION)

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**PLANNED DEVELOPMENT (0406)** Hold a public hearing for **SHARON ESTATES** (Seth Ashok Kumar, property owner) for a Final Planned Area Development and Final Subdivision Plat located at 9211 South Terrace Road. The following approval is requested from the city of Tempe:

**#SPD-2001.38** A Final Planned Area Development (PAD) and Final Subdivision Plat for Sharon Estates consisting of 2 lots on 0.81 net acres, including the following:

Variances:

1. Reduce the minimum required front yard building setback from 35' to 25'.
2. Reduce the minimum required side yard building setback from 15' to 5'.
3. Reduce the minimum required street side yard building setback from 30' to 13'.
4. Reduce the minimum required lot width from 115' to 87'.

**#SBD-2001.30** A Final Subdivision Plat for 2 lots on 0.81 net acres.

Bob Buller represented the applicant and explained that a private agreement has been reached between the applicants and neighbors.

Ray Leppien, represented Las Estadas Homeowners Association, and stated they are happy to reach an agreement that has addressed concerns.